



**AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, NOVEMBER 29, 2006, 1:30 P.M.**

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Rosemary Medel, Ron Santos, Jeanie Cutler

MINUTES: November 15, 2006

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

**SCHEDULED ITEMS:**

- 1. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 2006-002 (PACIFIC CITY TEMPORARY OFFICE/MODELS)**
- APPLICANT: Ethan Thacher, Makar Properties, LLC
- REQUEST: To permit the use of two construction office trailers and a model home unit as temporary use on a vacant parcel.
- LOCATION: 239 1<sup>st</sup> Street. (Southwest corner of Olive Street and 1st Street)
- PROJECT PLANNER: Rosemary Medel
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***

**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Rosemary Medel, Associate Planner  
**DATE:** November 29, 2006

**SUBJECT:** **TEMPORARY USE PERMIT NO. 2006-002 (PACIFIC CITY TEMPORARY OFFICE/MODELS)**

**LOCATION:** 239 1<sup>st</sup> Street. (Southwest corner of Olive and 1<sup>st</sup> Street)

---

**Applicant:** Ethen Thacher, Makar Properties, LLC. 4100 MacArthur Blvd., Ste.200, Newport Beach CA 92660

**Property Owner:** Makallon Atlanta Huntington Beach, LLC. 4100 MacArthur Blvd., Ste.200, Newport Beach, CA 92660

**Request:** To permit the use of two construction office trailers and a model home unit as temporary use on a vacant parcel.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15304, Class 1, California Environmental Quality Act.

**Zone:** SP-5 (Downtown Specific Plan)

**General Plan:** CV-F7-sp (Commercial Visitor – 3.0 max. F.A.R. –Specific Plan)

**Existing Use:** Vacant Land

---

**RECOMMENDATION:** Staff recommends approval of the proposed project based upon the following findings:

**SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15304 of the CEQA Guidelines, because the project consists of a minor temporary use of land having negligible or no permanent effects on the environment.

### **SUGGESTED FINDINGS FOR APPROVAL – TEMPORARY USE PERMIT NO. 2006-002:**

1. The proposed temporary use will be located, operated and maintained in a manner consistent with the policies of the General Plan and the provisions of the base district and other applicable provisions in the Downtown Specific Plan, Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed use in the district in which it would be located. The request is allowed by approval of the entitlement and all code requirements will be met including the provision of adequate parking.
2. Temporary Use Permit No. 2006-002 for the establishment, maintenance and operation of the model home complex and sales trailers will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed use is temporary and is consistent with the character of the development in the area. Ample parking and directional signage will be provided for the use. The proposed use will not generate noise, traffic, light or other impacts at levels inconsistent with the mixed-use zoning applicable to the subject property.

### **CONDITIONS FOR APPROVAL – TEMPORARY USE PERMIT NO. 2006-002:**

The site plans received and dated July 27, 2006, shall be the conceptually approved site plan design.

### **INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.